

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 18, 1968

Appeal No. 9762 Scrimgeour Trust, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 18, 1968.

EFFECTIVE DATE OF ORDER - December 23, 1968

ORDERED:

That the appeal of the Scrimgeour Trust for permission to erect office building with roof structures in accordance with the provisions of Section 3308 and variance from Section 3308.22 and setback requirements of Section 5201.23, variance from Section 7303.3 size of loading berth, and to permit attendant parking at 1015 - 18th Street, N.W., lot s 810-15, Square 153, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. It is proposed to erect an 11-story office building with roof structure to house elevator equipment, mechanical equipment and electric transformers.
3. The total area of the appellant's lots is 12,742.40 square feet.
4. The area of the proposed office building is 107,425.26 square feet with an F.A.R. of 8.43.
5. The area of the roof structure is 3,064.96 square feet with an F.A.R. of 0.24.
6. The appellant proposes that the material and color of the street facade of the building be pre-cast concrete color buff, curtain wall color bronze. The proposed roof structure would be concrete sprayed with mastik color buff with curtain wall color bronze.
7. In addition to the approval of roof structure, appellant requests variances as to F.A.R., and height of the roof structure. The appellant alleges that the hardship arises primarily in the

installation of transformers along with other normal equipment to be contained in the roof structure. This will require a two-level roof structure.

8. Appellant seeks to avoid the use of vault space inasmuch as street improvements on 18th Street are contemplated by PEPCO and place the transformers on the roof. As a result of the two-level roof structure, appellant will not comply with the setback requirements for the roof structures.

9. Appellant proposes automobile parking in the basement of the proposed building. In addition to parking, some minor mechanical equipment, such as meters, will be placed therein.

10. A 23-foot setback in the rear of the building is alleged to affect the loading berth requirement. The requirement of Section 7303.2 calls for a 12-foot width by 45-foot length for one berth and 12 by 20 feet for the other. }

11. Appellant alleges that he is only able to provide a berth 11 by 45 feet instead of 12 by 45 feet.

12. The appellant requests permission for attendant parking. Under the regulations the appellant is not required to have any parking whatsoever. However, as long as such parking is provided, appellant must comply with the regulations. The attendant parking is alleged to be necessary for accessibility to the parking provided.

13. No opposition to the granting of this appeal was registered at the public hearing.

14. This appeal was filed and heard under plan by Mayne, Oseroff & Van Besien. Revised drawings numbered A-1, A-7, and A-8, approved as noted by Mr. Arthur P. Davis, Architect-Member of the Board, on January 28, 1969.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations and that the requested variances can be granted without detriment to the public good and without adversely affecting nearby and adjoining property.

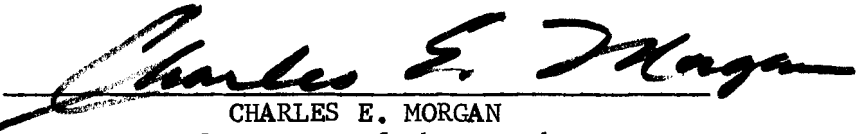
Further, we are of the opinion that the roof structure will harmonize with the street frontage of the building in architectural character, material and color. Further, the roof structure is in

harmony with the purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of nearby and adjoining property. The setbacks from the roof structure are approved as presented to this Board.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

A handwritten signature in dark ink, appearing to read "Charles E. Morgan", is written over a horizontal line.

CHARLES E. MORGAN
Secretary of the Board